

Meeting Summary

August 28, 2006 7:00 PM

Fairfax Chamber of Commerce, 8230 Old Courthouse Road

- I. Call to Order: The committee approved the July 24, 2006 meeting summary as submitted.
- II. Report on tunnel issue: Rick Stevens (Fairfax County Dulles Rail Project Coordinating) gave an update on the tunnel issue. He indicated that the Engineers panel concluded that a large bore tunnel technique is feasible, because the soils along the proposed rail line are similar to other locations where it has been done.

The Panel estimated that the cost of tunneling would be approximately \$¼ billion more than an elevated rail system and the delay due to tunneling may depend on whether an Environmental Impact Statement (EIS) or Environmental Assessment (EA) would be required. At this stage, he indicated that an EA would be needed, however if other impacts are identified during the EA, an EIS may be required. The EA process was estimated to be a one year delay, while the EIS would represent a two year delay.

Questions were posed to Mr. Stevens regarding aspects of the Engineers Panel Report to the State and whether pursuing the tunnel would endanger federal funding or delay it to a later Federal appropriation cycle. Mr. Stevens clarified the aspects of the Engineers Panel report and said that there was some uncertainty about funding.

- III. ULI Presentation on Cost of Development: Mr. Chip Bay, Senior Managing Director for Trammel Crow gave the presentation on the cost of high density residential development. He discussed what drives high density costs and factors that determine its location. The presentation also gave an overview of the costs associated with different types of construction and the increase in unit cost since 2003 based on type of construction. [See PowerPoint presentation on Cost of Development by Chip Bay.](#)
- IV. Report from Consulting Services Subcommittee: Janyce Hedetniemi (subcommittee chair) gave a brief update on the Planning and Urban Design RFP. In early to mid-September, the Selection Advisory Committee (SAC) will review the submitted proposals and select firms to interview. The SAC is developing interview questions and will interview firms in late September.
- V. Report from the Communications Subcommittee: Kohann Whitney (subcommittee chair) discussed the activities that the subcommittee has worked on over the summer. The subcommittee has improved the stakeholders distribution list and has made enhancements to the website. More extensive changes to the website are to be completed in October. In addition, the subcommittee developed a draft Communications Plan that it will discuss further at its next meeting and will then distribute to the Task Force. She also announced upcoming outreach efforts including the PC Roundtable program on Channel 16 and Fall for Fairfax.

- VI. Discussion of public comments on the Draft Guiding Planning Principles (DGPP): Doug Sarno presented a handout that summarized comments received from the public. The Communications Subcommittee has reviewed the comments received from those who contacted the Task Force via e-mail and the website as well as subsequent comments from Task Force members. These comments will be incorporated into a final revised version that will be presented at the next Task Force meeting. Overall, the comments were constructive and did not introduce completely new topics. Doug also showed the Task Force a matrix that compares the community values identified in the Early 2006 Public Dialogues to the DGPP. Once the matrix is finalized, it will be posted on the website.
- VII. Next Steps: The Task Force will take action on the DGPP at its next meeting. Additionally, the Task Force established a TDM Subcommittee to provide guidance to the chosen Planning and Design firm on transportation and area-wide strategies to reduce single-occupancy vehicle trips. Keith Turner was appointed chair of the Subcommittee and volunteers were requested to contact him or Clark Tyler.
- VIII. Next Meeting: Monday, September 25, 2006, 7 p.m., Fairfax County Chamber of Commerce, 8230 Old Courthouse Road. The focus of the meeting will be reports from the Consulting Services Subcommittee, the Communications Subcommittee, the TDM Subcommittee and the Affordable Housing Subcommittee.
- IX. Adjourn